CITY OF CUPERTINO
Resolution 26-047
Fees Effective July 1, 2026
Schedule C - Planning

DEFINITIONS

A. Parcel Map: Subdivisions, including ministerial subdivisions - up to four (4) parcels (CMC Chapter 18.20).

B. Tentative map: Subdivisions - five (5) or more parcels (CMC Chapter 18.16).

C. Minor: for ten thousand square feet or less of commercial and/or industrial and/or office and/or other non-residential use, or six or fewer residential units (CMC Chapter 19.12)

D. Major: for more than ten thousand square feet of commercial and/or industrial and/or office and/or other non-residential use, or greater than six residential units (CMC Chapter 19.12).

E. Minor Architectural and Site Approval - Duplex/Residential: Architectural approval of single family homes in a planned development zoning district, redevelopment or modification of duplexes, and associated landscaping, where such review is required (CMC Chapter 19.12).

F. Minor Architectural and Site Approval: Architectural approval of the following: minor building modifications, landscaping, signs and lighting for new development, redevelopment or modification in such zones where such review is required and Public Art applications (CMC Chapter 19.12).

G. Major Architectural and Site Approval: Architectural approval of all other development projects (CMC Chapter 19.12).

H. Minor Modification: An application that is administratively reviewed by staff either at an advertised public hearing/meeting or in a non-hearing process (CMC Chapter 19.164).

I. Exceptions: An exception to the zoning standards for which an exception process and findings are identified in the Municipal Code. These include Fence, Sign, Height, Hillside, Parking, R-1, A, A-1, and R1 cluster zone exceptions. This also includes exceptions identified in the City's Specific Plans (CMC Chapter 19.12 and Title 20).

J. Project Review Meeting: Request for a one hour meeting by an applicant to review a project with City staff without any written feedback.

K. Preliminary Review: One round of informal review of any proposed project with written feedback from City staff.

L. Temporary Sign Permit: A review of a temporary sign application for banners, A-frame signs and other temporary signs (CMC Chapter 19.104).

M. Sign Permit: For signs that require a public meeting such as freeway oriented signage, electronic readerboard signs etc. (CMC Chapter 19.104)

N. Extension Permit: A one-time one-year extension of the planning permit expiration date (CMC Chapter 19.12).

O. Appeal: A request from the project applicant or interested party to reverse or amend a decision made by the approval authority. Fee Exemption for: an appointed public official serving on the board that made the decision subject to the appeal, an appointed public official serving on a board that is directly affected by the decision and City Council members. At the conclusion of a City Council appeal hearing, it may choose to, at its sole discretion, refund all, a portion of, or none of the appeal fee (CMC Chapter 19.12).

P. Legal Noticing Fee: Assessed for all permit applications that require noticing (CMC Chapter 19.12).

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Q. Special Events Permit: A request to host a special event for no more than a total of 12 calendar days in a year including, but not limited to, employee holiday party, summer barbeque, any outdoor event where normal operations occur indoors, car sales/show event, events located in parking lots where such uses are not authorized ordinarily. Large events involve an entire shopping center, office or industrial buildings/sites, and other commercial sites. Small events typically involve individual businesses/tenants in a shopping center or building. Staff reserves the right to determine the applicable event type based on the project description provided. Churches/non-profits operating on property in their control are exempt from fees.

R. Housing Mitigation Fee: A fee assessed in accordance with the City's General Plan Housing Element, Municipal Code (CMC 19.172) and the City's BMR Housing Mitigation Program Procedural Manual.

Note: Mixed use applications will be classified based upon the highest intensity and review process. The Director of Community Development will have discretion to classify projects based upon the above criteria.

Fee Description[1]	Unit	FY 2025-26 Proposed Fee
Planning Staff Hourly Rate[2]	Per Hour	$330
General Plan		
Authorization	Deposit	Staff Hourly Rate
Amendment	Deposit	Staff Hourly Rate
Zoning		
Zoning Map Amendment	Deposit	Staff Hourly Rate
Zoning Text Amendment	Deposit	Staff Hourly Rate
Single-Story Overlay District	Deposit	Staff Hourly Rate
Study Session	Deposit	Staff Hourly Rate
Subdivision		
SB9 Lot Line Split	Each	$11,304
Parcel Map (See Definition A)	Each	$31,203
Tentative Map (See Definition B)	Each	$53,625
Conditional Use/Development Permit		
Temporary Use Permit	Each	$5,787
Administrative Conditional Use Permit	Each	$12,213
Minor (See Definition C)	Each	$29,337
Major (See Definition D)	Each	$44,767
Amendment to Conditional Use/Development Permit		
Minor (See Definition C)	Each	$13,234
Major (See Definition D)	Each	$28,558
Architectural and Site Approval Permit		
Minor Duplex / Residential/Public Art (See Definition E)	Each	$12,179
Minor (See Definition F)	Each	$19,003
Major (See Definition G)	Each	$28,991
Single Family (R-1) Residential Permits		
Minor Residential Permit	Each	$4,584
Two-Story Permit with Design Review	Each	$7,004
Director's Minor Modification (See Definition H)	Each	$6,262
Ministerial Residential Permit		
Miscellaneous Ministerial Permit	Each	$5,184
Exceptions (See Definition I)		
Fence Exception - R1 & R2	Each	$5,323
Fence Exception - Other	Each	$5,905
Sign Exception	Each	$7,952
R-1 Exception	Each	$8,909
Heart of the City Exception	Each	$28,620
Hillside Exception	Each	$27,298

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Exception - Other	Each	$9,046
Variance	Each	$10,344
Reasonable Accommodation	Each	$2,054
Project Review Meeting (See Definition J)	Per Review	$2,853
Preliminary Application Review (See Definition K)		
Single Family	Per Review	$2,887
Non-Residential (Retail/Industrial/Office/Hotel)		
<10,000 sf	Per Review	$6,255
>10,000 sf	Per Review	$10,878
Residential / Mixed Use:		
Duplex	Per Review	$2,268
3-6 Units	Per Review	$9,997
6-50 Units	Per Review	$15,434
>50 Units	Per Review	$22,276
Tree Removal Permit		
Tree Removal Permit (no Arborist review required)		
First Tree	Per Tree	$483
Each Additional Tree	Per Tree	$190
Tree Removal Permit (Arborist review required)		
First Tree	Per Tree	$884
Each Additional Tree	Per Tree	$285
Retroactive Tree Removal	Per Tree	$6,288
Heritage Tree Designation	Each	$481
Tree Management Plan	Each	$9,056
Signs		
Temporary Sign Permit (See Definition L)	Each	$630
Sign Permit (See Definition M)	Each	$8,580
Sign Program	Each	$5,076
Interpretation	Each	$9,174
Extension of Approved Entitlements (See Definition N)	Each	$2,396
Environmental Assessment		
Environmental Impact Report (Does not include State & County Filing Fees)	Each	Contract+Admin Fee
Negative Declaration - Major (Does not include State & County Filing Fees)	Each	Contract+Admin Fee
Negative Declaration - Minor (Does not include State & County Filing Fees)	Each	Contract+Admin Fee
Statutory/Categorical Exemption (Does not include County Filing Fee)	Each	$457
Appeals (See Definition O)		
Planning Commission	Each	$575
City Council	Each	$575
Miscellaneous Fees		
Legal Noticing Fee (See Definition P)	Each	$600
Mercury News Ad		Actual Cost + Admin Fee
Required Mailing Postage	Each	Actual Cost + Admin Fee
Zoning Verification Letter	Each	$664
Public Convenience and Necessity Letter (Alcoholic Beverage License)	Each	$331
Short-Term Rental	Each	$466
Mobile Vending Registration Fee	Each	$624
Special Events (See Definition Q)		
Large Event	Each	$5,565
Small Event	Each	$500
Planning Inspection	Per Inspection	$490
Technology Fee	Per Permit	5.80%

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Fee Description	Unit	FY 2025-26 Proposed Fee
Fees Assessed with Building Permits		
Wireless Master Plan Fees (at Building Permit Issuance)		
Equipment Mounted on Existing Light/Utility Pole	Each	$11.71
New Personal Wireless Facility (not mounted on light/utility pole)	Each	$2,553
Zoning, Planning, Municipal Code Fees (at Building Permit Issuance)		
All Non-Residential and Multi-Family	Per s.f.	$1.73
Residential Single Family	Per s.f.	$1.73
General Plan Office Allocation Fee	Per s.f.	$1.73
Planning Department Review fee as assessed at permit submittal (New Construction and Additions) (Payable at permit submittal)	Each	20% of Plan Check and Inspection fees

FOR INFORMATIONAL PURPOSES ONLY: [4]		
Housing Mitigation In-Lieu Fees [4] ***(See Definition R)***		
Residential - Ownership		
Detached Single Family Residence	Per s.f.	$23.01
Small Lot Single Family Residence or Townhome	Per s.f.	$25.31
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	Per s.f.	$30.68
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	Per s.f.	$30.68
Residential - Rental		
Multi-family Attached Townhome, Apartment, or Condominium (up to 35 du/ac)	Per s.f.	$30.68
Multi-family Attached Townhome, Apartment, or Condominium (over 35 du/ac)	Per s.f.	$38.35
Non-Residential		
Office, Research and Development, or Industrial	Per s.f.	$36.36
Hotel	Per s.f.	$18.18
Self-storage, employee unit provided	Per s.f.	$0.68
Self-storage, employee unit not provided	Per s.f.	$1.43
Warehouse	Per s.f.	$50.51
Commercial/Retail	Per s.f.	$15.34

[1A.] Based on 2023 Fee and Cost Allocation Plan Study by Matrix Consulting

[1B] All application fees except those projects subject to the Planning Staff Hourly Rate fee (see note 2) allow for two rounds of review. Any submissions beyond two shall be subject to a fee equal to 50% of the total permit fees paid initially.

[2A] Applications may be subject to a Planning Staff Hourly Rate fee for applicable staff time, and vendor invoice. These fees apply to projects that require a level of staff support greater than the scope of work included in the regular fee schedule and will be based on the time and materials required to process the entire project. The applicant will be notified if these fees are applicable to their project. The applicant will be required to enter into a Reimbursement Agreement with the City for such projects.

[2B] Any site visits and/or meetings with propective applicants are subject to a Planning Staff Hourly Rate fee for applicable staff time.

[3] For new non-residential (including office) and multi-family construction or rebuild projects, the Non-Residential and Multi-Family Planning and Municipal Code fee shall apply. For new office construction or rebuilds, the General Plan Office Allocation Fee shall also apply. For new single family construction or rebuild projects, the single family Planning and Municipal Code fee shall apply. See the City's Existing vs. New Construction Comparison Matrix for definitions of new construction and rebuilds.

[4]All Housing Mitigation Fees are assessed in accordance with the BMR Housing Mitigation Manual. Non-residential Housing Mitigation In-lieu Fees are based on the 2015 and the 2020 Supplement to the Non-Residential Nexus Analysis by Keyser Marsten. Residential Housing Mitigation In-lieu Fees are based on the 2015 Nexus Study. These fees increase automatically annually (on July 1 of each year) by the Consumer Price Index of All Urban Consumers for San Francisco, CA.

An administrative fee (15%) will be charged for outside agency review/consultant services/outside services (ads etc.) per Schedule A - General Fees.

If plans are submitted on paper, these must be sent to an outside agency for scanning. The cost of scanning the plans, plus the administrative fee per Schedule A - General Fees will be charged.